Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2200
Parcel ID: 092-16-0D-205.00-C

Property Address:
1803 Broadway, 205, Nashville, TN 37203

Karen Johnson Davidson County
Batch# 366778 DEEDWARR
03/04/2020 01:25:41 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50

20200304-0024205

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:

~~New Owner~~

Address of New Owner:
JAMES RALSTON WELLS, III
P.O. BOX 120875
NASHVILLE, TN 37212

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **JAMES GOLDAMMER and VICKI GOLDAMMER, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JAMES RALSTON WELLS, III, unmarried**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 205 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, and undivided .80% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with two Parking Stalls #53 and 59.

Being the same property conveyed to JAMES GOLDAMMER and VICKI GOLDAMMER, husband and wife by Deed dated July 26, 2005 from BRISTOL ON BROADWAY, L.P.; a Tennessee Limited Partnership, recorded September 1, 2005, in Instrument Number 20050901-0104851, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1803 Broadway, #205, Nashville, TN 37203

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2020 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee.

3. Limited Easement as contained in Instrument No. 20071113-0132706, Register's Office for Davidson County, Tennessee.

4. Right-of-way easement as contained in Instrument No. 20161212-0130093, Register's Office for Davidson County, Tennessee.

5. Charter for The Bristol of Broadway Homeowners Association of record in Instrument No. 20071024-0125856, and Articles of Correction in Instrument No. 20071024-0125857, Register's Office for Davidson County, Tennessee.

6. Charter for Homeowners Association of record in Instrument No. 200302225-0025106 and in Instrument No. 20030225-0025107, Registers office for Davidson County, Tennessee.

7. Declaration of Covenants, Conditions and Restrictions of record in Master Deed 20050517-0055639, amended in Instrument No. 20060307-0026614, and in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee.

8. Subject to conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL200-476 of record in the Metropolitan Clerk's Office.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 28 day of February, 2020.

James Goldammer
JAMES GOLDAMMER

Vicki Goldammer
VICKI GOLDAMMER
By: James Goldammer her AIF
JAMES GOLDAMMER, her Attorney-in-Fact
of record in Book *, page_____
RODC, TN. * 20200304-0024204

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **JAMES GOLDAMMER**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 28 day of February, 2020.

STEPHANIE A GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 28 day of February, 2020, before me personally appeared **JAMES GOLDAMMER**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **VICKI GOLDAMMER**, and who acknowledged that he executed the same as the free act and deed of **VICKI GOLDAMMER.**

WITNESS my hand and official seal at Franklin, Tennessee, this 28 day of February, 2020.

My Commission Expires:
2-4-23

Notary Public

STEPHANIE A GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $395,000.00.

Affiant

SWORN TO and subscribed before me on this 28th day of February, 2020.

Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021